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THE MARKET FOR NEW HOUSING
IN THE METROPOLITAN TORONTO AREA
1961

PREPARED BY
HOUSING RESEARCH SECTION
RESEARCH DIVISION
METROPOLITAN TORONTO PLANNING BOARD

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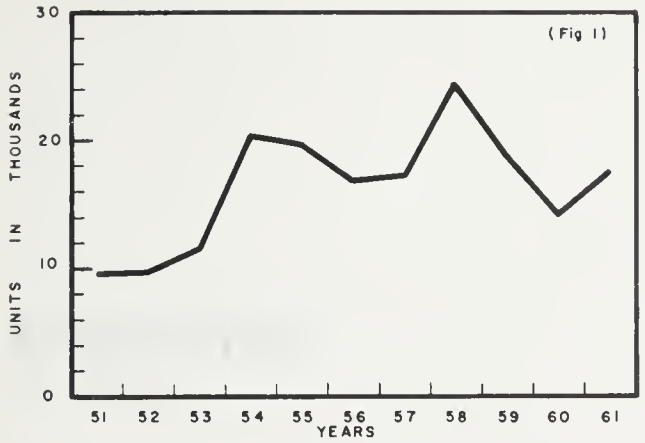
DWELLING STARTS IN METROPOLITAN TORONTO



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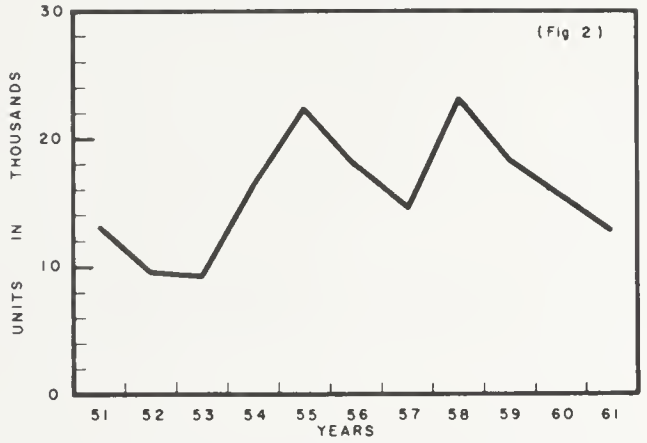

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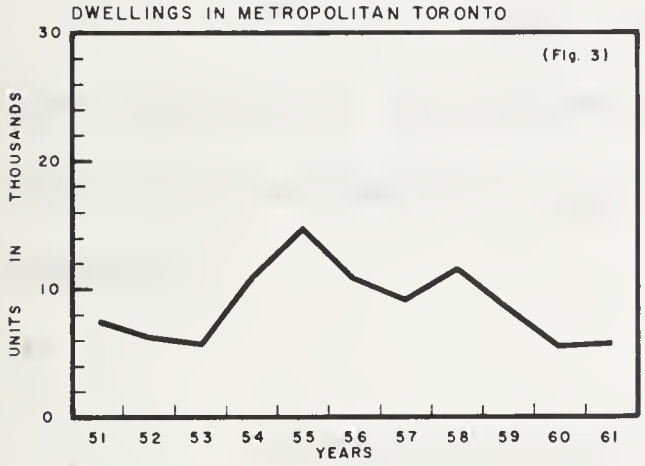

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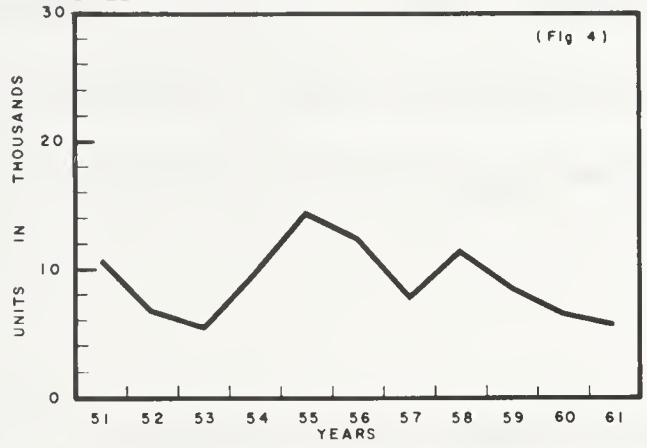

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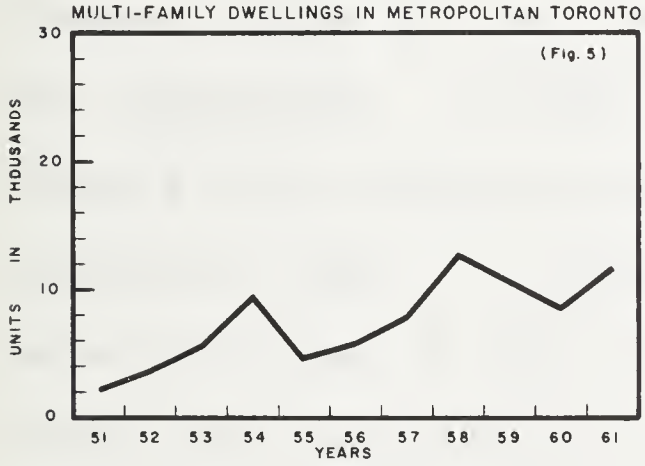

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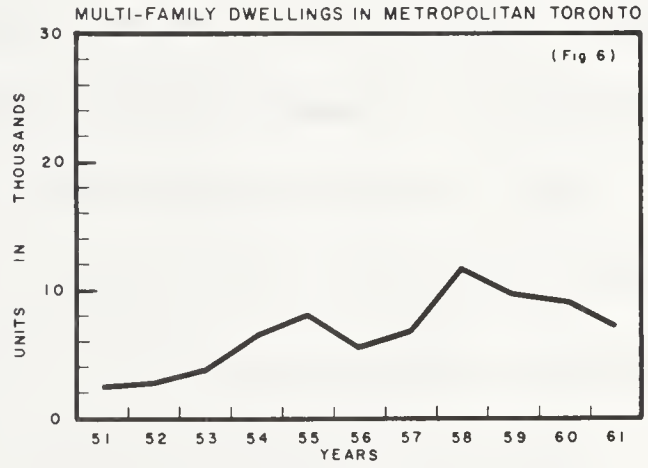
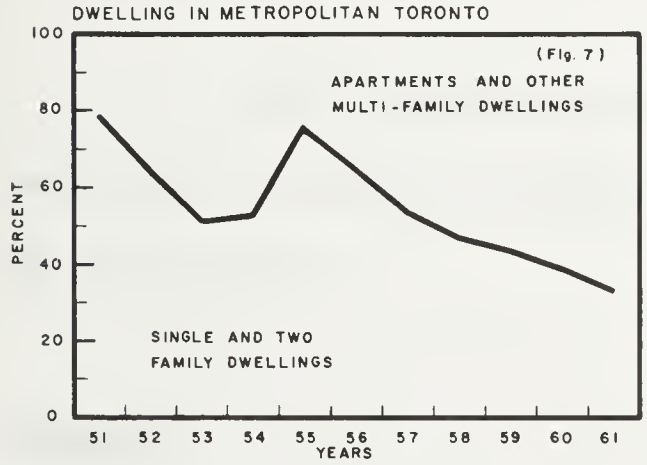


PERCENT OF DWELLING STARTS BY TYPE OF DWELLING IN METROPOLITAN TORONTO



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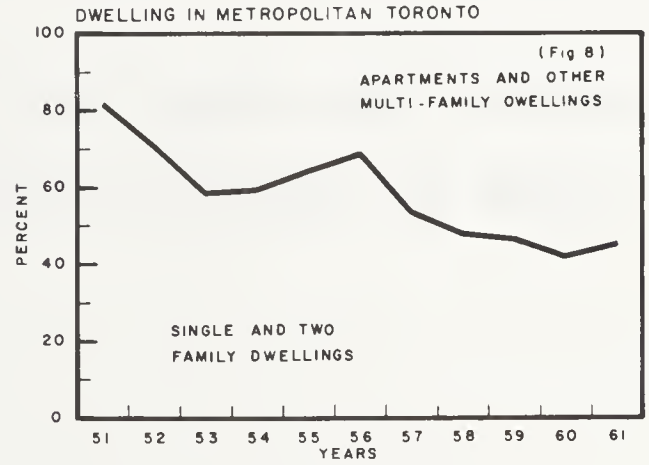

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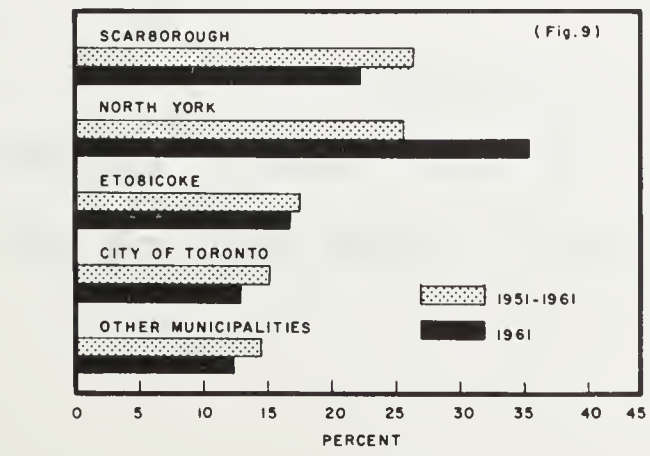

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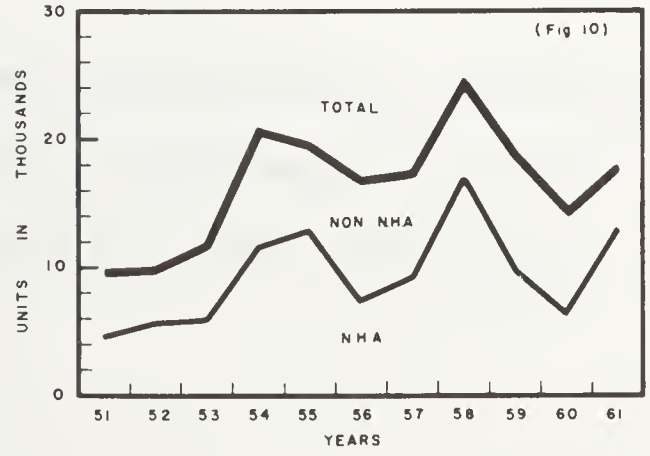

INTRODUCTION

This is the second annual report on the market for new housing in the Metropolitan Toronto Area, prepared as part of the Board's programme of continuous housing market research.

Like the first report, it deals with significant changes during the past year and reviews historical trends for comparison. In this second report however, historical figures have wherever possible been given back to 1951 instead of 1954; in addition, three basic reference tables have been added at the end of the report, showing dwelling starts and completions by type, municipality and year.

All figures given in the report refer to total new housing, including private, limited dividend and public housing units.

SUMMARY

Housing starts in the Municipality of Metropolitan Toronto totalled 17,518 in 1961, an increase of 23 percent from the previous year. The increase in starts was almost entirely

in apartment and other multiple dwellings. Starts of these dwellings totalled 11,699 in 1961.

Housing completions totalled 12,960 in 1961, a decrease of 17 percent from the previous year. The increase in starts and decrease in completions raised the number of units under construction to 16,266 at the end of 1961, an increase of 35 percent over the end of 1960.

Almost 80 percent of the 1961 housing starts in the Metropolitan Toronto Planning Area were in the three outer Metro suburbs and the fringe area, continuing the trend for these areas to increase their share of total starts at the expense of the City and the nine inner suburbs.

In the decade from 1951 to 1961, Metropolitan Toronto's population increased by half a million people, or 45 percent, while the housing stock increased by 150,000 dwellings, or 55 percent, resulting in a decrease in the overall ratio of population to dwellings from 4.1 in 1951 to 3.8 in 1961.

This high rate of house-building over the past decade has reduced the unsatisfied demand. This has been particularly true of demand for one and two family dwellings.

TABLE 1. NEW RESIDENTIAL CONSTRUCTION IN METROPOLITAN TORONTO, URBAN ONTARIO (1) AND URBAN CANADA (1), 1951 - 1961

Metropolitan Toronto							
	Starts			Completions			
		As a Percent of Starts In			As a Percent of Completions In		Under Construction (2)
Year	Number	Ontario(1)	Canada(1)	Number	Ontario(1)	Canada(1)	
1951	9,549	49.0	20.2	13,026	52.3	21.3	6,332
1952	9,735	42.4	15.3	9,576	45.1	17.6	6,768
1953	11,543	42.3	12.8	9,460	37.8	12.9	8,870
1954	20,483	55.6	22.8	16,252	50.6	20.2	13,139
1955	19,622	52.4	20.1	22,277	58.0	23.7	10,544
1956	16,878	50.4	19.3	17,943	50.0	18.9	9,162
1957	17,113	49.4	20.2	14,719	46.0	18.2	11,885
1958	24,301	51.2	20.0	23,125	52.5	21.4	13,015
1959	18,774	46.8	17.7	18,364	46.8	17.0	12,948
1960	14,180	45.9	18.5	15,666	44.9	17.3	12,023
1961	17,518	48.2	18.9	12,960	41.2	15.6	16,266
1952-61	170,147	48.9	18.9	160,342	48.0	18.5	114,620
1957-61	91,886	48.5	19.1	84,834	46.7	18.0	66,137

(1) Centres of 5,000 population or over.

(2) As of December 31st in each year

Source: C.M.H.C.

Despite the high rate of apartment building, the majority of new apartments have so far been absorbed by the market. While the 1962 vacancy rate in existing apartments of 7.2 percent is the highest rate yet recorded, it represents only a moderate increase over the 1961 rate of 6.8 percent.

There is no evidence of overall"market saturation" in apartment dwellings, although there are some localities in which vacancies are high at present. However, with a large volume of apartment and other multiple dwellings under construction, there are likely to be some strains in the market as these dwellings reach completion in 1962, and still higher vacancy rates are to be expected.

NEW RESIDENTIAL CONSTRUCTION

The number of new dwelling units started in Metropolitan Toronto in 1961 showed a marked increase over 1960. The easing of statutory borrowing terms in December 1960 was partly responsible for this trend. The total of 17,518 dwelling units started represented an increase of 24 percent over the total of 14,180 in the previous year, (Table 1 and Figure 1). Even so, the 1961 total was well below the 1958 record of 24,301 starts.

The 24 percent increase in starts in Metropolitan Toronto in 1961 was slightly higher than the 21 percent increase in all urban centres across Canada; in Ontario the increase in urban centres, other than Toronto, was 13 percent. Toronto's 1961 share - 48 percent of Ontario's urban starts and 19 percent of Canada's - was consistent with the trend shown over the past decade.

The number of dwelling units completed in Metropolitan Toronto in 1961 totalled 12,960, a decrease of 17 percent from the 15,666 completions in 1960, and 44 percent below the record of 23,125 in 1958, (Table 1 and Figure 2). This decrease was considerably greater than the 9 percent decrease in all urban centres across Canada. In urban centres in Ontario, other than Toronto, completions decreased by only 4 percent.

With an increase in starts and a decline in completions in 1961, there was a substantial increase in the number of units under construction in Metropolitan Toronto, from 12,023 at the beginning of the year to a record year end total of 16,266,about three quarters of which are apartments. This will result in a considerable increase in the number of completions during 1962.

TABLE 2. DWELLING STARTS IN METROPOLITAN TORONTO, BY TYPE OF DWELLING 1951 - 1961

Year	Number				Percent		
	Single Detached	Two-Family	Apts. & Other	All Structures	Single & Two-Family	Apts. & Other	All Structures
1951	7,276	184	2,089	9,549	78.1	21.9	100.0
1952	6,105	122	3,508	9,735	64.0	36.0	100.0
1953	5,757	216	5,570	11,543	51.7	48.3	100.0
1954	10,827	160	9,496	20,483	53.6	46.4	100.0
1955	12,800	2,076	4,746	19,622	75.8	24.2	100.0
1956	9,820	1,099	5,959	16,878	64.7	35.3	100.0
1957	7,760	1,362	7,991	17,113	53.3	46.7	100 0
1958	9,934	1,558	12,809	24,301	47.3	52.7	100.0
1959	6,839	1,483	10,452	18,774	44.3	55.7	100.0
1960	4,145	1,400	8,635	14,180	39.1	60.9	100.0
1961	4,234	1,585	11,699	17,518	33.2	66.8	100.0

Source: C.M.H.C.

Type of Dwelling

The increase in starts of new dwellings in Metropolitan Toronto in 1961 was almost entirely in apartment and other multiple dwellings. The number of starts of single-family and two-family dwellings (1) showed only a small increase, from 5,545 in 1960 to 5,819 in 1961, (Table 2 and Figure 3). This was a modest improvement from the trend that has seen starts in this type of dwelling decline in four of the past six years.

Starts of apartments and other multiple dwellings increased by 35 percent from 8,635 in 1960 to 11,699 in 1961, (Figure 5). This continued the upward trend of the past seven years in which starts of multiple dwellings increased both relative to the total and in absolute terms for most of these years. Starts of these dwellings in 1961 represent 67 percent of the total starts in Metropolitan Toronto (Figure 7); this is more than double the average of 32 percent in other urban areas across Canada, and nearly double the

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(1) . The dwelling type designations "two-family" and "apartments and other multiple family" are used in this report to refer to dwelling units in "two unit structures" and in "three or more units structures" respectively. All figures refer to numbers of dwelling units, not numbers of structures.

TABLE 3. DWELLING COMPLETIONS IN METROPOLITAN TORONTO, BY TYPE OF DWELLING 1951 - 1961

Year	Number				Percent		
	Single Detached	Two-Family	Apts. & Other	All Structures	Single & Two-Family	Apts. & Other	All Structures
1951	10,423	152	2,451	13,026	81.2	18.8	100.0
1952	6,662	138	2,776	9,576	71.0	29.0	100.0
1953	5,295	192	3,973	9,460	58.0	42.0	100.0
1954	9,604	126	6,522	16,252	59.9	40.1	100.0
1955	12,987	1,240	8,050	22,277	63.9	36.1	100.0
1956	10,804	1,572	5,567	17,943	69.0	31.0	100.0
1957	6,984	934	6,801	14,719	53.8	46.2	100.0
1958	9,652	1,644	11,829	23,125	48.8	51.2	100.0
1959	7,386	1,238	9,740	18,364	47.0	53.0	100.0
1960	5,294	1,350	9,022	15,666	42.4	57.6	100.0
1961	4,359	1,436	7,165	12,960	44.7	55.3	100.0

Source: C.M.H.C.

38 percent average in the other Census Metropolitan Areas. Toronto has had a higher portion of its starts in multiple dwellings than any other Metropolitan area in Canada during the past two years.

The overall decrease in completions, although also evident in single and two-family units, was mainly reflected in a decrease in the number of apartment and other multiple type dwellings completed, (Table 3 and Figure 6). Completions of these dwellings decreased by 21 percent from 9,022 in 1960 to 7,165 in 1961, while completions of single and two-family dwellings dropped by 13 percent from 6,644 in 1960 to 5,795 in 1961, (Figure 4).

Distribution of Activity

In 1961 over two-thirds of the dwelling starts in the Metropolitan Toronto Planning Area were in the outer Metro suburbs of Etobicoke, North York and Scarborough; the City of Toronto and the fringe area beyond the Metropolitan Toronto boundary each accounted for nearly 12 percent of the total starts, and the 9 small inner suburbs in Metro accounted for the remaining 9 percent. This represented a continuation of the trend, evident over the past

TABLE 4. PERCENTAGE DISTRIBUTION OF DWELLING STARTS BY MUNICIPALITY, METROPOLITAN TORONTO PLANNING AREA, 1954 - 1961.

Municipality	1954	1955	1956	1957	1958	1959	1960	1961
City of Toronto	17.3	12.7	19.2	20.9	13.7	14.9	11.3	11.7
Nine Inner Suburbs	12.1	8.0	10.3	12.4	16.8	18.3	14.2	9.1
Long Branch	1.0	0.8	1.4	0.8	0.3	0.3	0.6	0.3
New Toronto	0.4	0.2	0.3	1.3	2.3	0.6	0.1	0.1
Mimico	1.0	0.4	0.6	1.8	2.4	3.4	2.3	1.5
Swansea	0.1	0.2	1.0	0.6	0.6	1.0	0.1	0.1
Weston	0.7	Neg.	0.1	0.4	0.3	0.9	1.0	1.2
York	4.0	5.4	3.8	4.9	5.6	2.8	2.6	2.0
Forest Hill	2.4	0.3	0.9	0.6	1.2	1.2	2.1	2.4
Leaside	1.1	0.2	Neg.	0.6	1.0	1.3	1.7	0.7
East York	1.4	0.5	2.2	1.4	3.1	6.8	3.7	0.8
Three Outer Suburbs	65.5	71.1	62.2	55.3	60.6	57.6	65.5	67.7
Etobicoke	17.3	12.8	16.7	12.7	15.6	15.6	14.8	15.5
North York	18.3	20.6	16.1	18.8	25.7	22.2	33.5	30.1
Scarborough	30.0	37.7	29.4	23.7	19.3	19.8	17.3	22.1
Metropolitan Toronto	94.9	91.8	91.7	88.6	91.1	90.8	91.0	88.5
Fringe Area	5.1	8.2	8.3	11.4	8.9	9.2	9.0	11.5
Toronto Twp.	3.0	3.9	3.4	4.5	4.8	5.1	4.8	5.8
Port Credit	1.2	0.3	0.3	0.5	0.3	0.1	0.1	0.3
Streetsville	0.3	0.7	1.5	0.7	0.4	0.3	0.1	0.1
Toronto Gore Twp.	x	x	x	x	Neg.	0.1	0.1	Neg.
Vaughan Twp.	0.2	0.2	0.7	0.3	0.1	0.9	0.7	0.4
Woodbridge	0.1	0.2	Neg.	Neg.	Neg.	Neg.	Neg.	Neg.
Richmond Hill	0.3	2.8	1.8	2.5	1.3	1.2	0.3	0.3
Markham Twp.	x	x	0.4	0.4	0.4	0.3	1.0	1.0
Markham Village	x	x	0.2	0.6	0.3	0.2	0.2	0.6
Stouffville	x	x	x	0.2	0.3	0.3	0.1	0.1
Pickering Twp.	x	x	x	x	0.9	0.6	1.4	2.8
Pickering Village	x	x	x	x	0.1	0.1	0.1	Neg.
Ajax	x	Neg.	-	1.7	Neg.	Neg.	0.1	0.1
Metropolitan Toronto Planning Area	21.578 100.0%	21.362 100.0%	18,408 100.0%	19.309 100.0%	26.672 100.0%	20.673 100.0%	15.577 100.0%	19.788 100.0%

x Data not available.

Source: C.M.H.C.

few years, for the 3 outer Metro suburbs and the fringe to increase their share at the expense of the City and the 9 inner Metro suburbs, (Table 4 and Figure 9). This trend arises from the increasing scarcity of sites in the City and inner suburbs where development is essentially complete and new residential construction is increasingly contingent upon redevelopment.

The four municipalities with the greatest numbers of starts in 1961 were North York which accounted for 30 percent of the total starts in the Planning Area, and 34 percent of the starts in Metropolitan Toronto proper; Scarborough with 22 percent and 25 percent respectively; Etobicoke with 15 percent and 17 percent; and the City of Toronto, with 12 percent of the Planning Area and 13 percent of the Metro starts. These four municipalities have led the rest of the Planning Area in numbers of starts in every year of the past decade, and have ranked in the above order since 1958, when North York took the lead over Scarborough.

In the remaining municipalities, considerable fluctuations occurred. For example, there were twice as many starts in 1961 as in 1960 in Ajax, Port Credit, Markham

TABLE 5. DWELLING STARTS IN APARTMENTS AND OTHER MULTIPLE DWELLINGS AS A PERCENT OF TOTAL STARTS, BY MUNICIPALITY, METROPOLITAN TORONTO, 1951 - 1961

Municipality	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1952-1961	1957-1961
City of Toronto	69.8	80.4	82.9	98.4	81.3	78.8	92.5	93.7	98.3	95.5	96.2	91.0	95.0
Nine Inner Suburbs	37.5	61.7	72.4	83.2	64.7	75.1	83.4	92.0	94.8	90.7	93.0	83.5	91.2
Long Branch	-	-	-	79.9	80.1	73.4	88.9	82.9	69.1	69.2	80.0	76.6	79.9
New Toronto	16.7	73.7	75.0	89.3	55.3	71.2	86.4	97.8	98.4	75.0	90.0	91.4	94.6
Mimico	81.7	86.0	90.4	75.7	67.8	53.1	79.3	97.4	98.4	95.9	96.2	90.4	94.6
Swansea	29.7	-	24.2	-	-	65.9	79.5	79.4	91.5	-	26.7	69.1	80.6
Weston	4.3	-	76.2	95.0	-	-	88.2	100.0	88.9	98.7	100.0	91.1	95.4
York	19.3	53.4	73.2	86.9	69.5	85.2	78.1	82.4	91.9	67.0	79.3	77.3	80.8
Forest Hill	50.7	86.3	80.0	92.3	10.7	34.2	85.2	97.7	97.5	98.5	99.6	91.1	97.5
Leaside	-	89.3	98.5	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	98.8	100.0
East York	39.2	44.4	58.3	50.0	21.4	89.5	94.1	98.0	94.8	99.1	95.9	82.1	96.4
Three Outer Suburbs	14.0	24.5	56.9	25.8	9.4	15.3	21.1	32.5	32.2	48.5	58.2	30.1	38.6
Etobicoke	28.1	24.3	50.2	22.2	11.0	8.0	6.0	20.8	23.1	19.6	40.3	22.3	22.7
North York	3.5	26.9	38.3	52.8	22.5	34.8	55.1	52.8	40.7	56.3	66.7	47.3	55.0
Scarborough	14.3	22.2	22.7	11.5	1.7	8.8	2.3	15.0	29.7	55.6	59.1	19.0	29.8
Metropolitan Toronto	21.9	36.0	48.3	46.4	24.2	35.3	46.7	52.7	55.7	60.9	66.8	47.5	56.1

Source: C.M.H.C.

Village and Pickering Township. The volume of starts in the first two municipalities was relatively small, while the record number of starts in Markham Village and Pickering Township reflects the activity in the Waldon-Willowdale and Bay Ridges subdivisions respectively.

In contrast, there were declines of 50 percent or more in Woodbridge, Pickering Village and East York. The volume of starts in the first two municipalities was very small. In East York, the comparatively low number of starts reflects a decline in apartment activity which had reached its peak in this municipality in 1959.

The rising proportion of dwelling starts in apartment and other multiple dwellings over the past decade has been true not only for Metropolitan Toronto as a whole, but also for each of the main areas within Metropolitan Toronto (the City, the nine inner suburbs and the three outer suburbs), (Table 5). However, the pace of the shift to apartment dwellings has varied. In the City of Toronto for example, as well as in New Toronto, Mimico, Weston, Forest Hill and Leaside, although the proportion of starts in apartments during the last half of the decade has been appreciably higher than during the first half, new

dwellings have been predominantly of the apartment type throughout the whole decade, averaging over 90 percent for the period in each municipality. At the other extreme, in Scarborough, Etobicoke and North York, apartments comprised the lowest proportion of dwelling starts for this period, averaging 19, 22 and 47 percent of the total in each municipality respectively. It was not until 1961 that Etobicoke had more than a third of its starts in apartments. In North York, the proportion of apartments has been over 50 percent in most years since 1954 while in Scarborough, apartments exceeded 50 percent of the total only in the past two years. For the three outer suburbs combined, the progression from under 10 percent in apartments in 1955 to nearly 60 percent in 1961 has been steady and dramatic (although the 1961 peak is only slightly higher than their previous peak in 1953). The increasing trend to apartment starts in Metropolitan Toronto as a whole has resulted mainly from this pronounced shift to apartment and other multiple dwellings in the outer suburbs.

The 1961 proportion of apartment starts was higher than in 1960 in all municipalities except East York.

TABLE 6. DWELLING STARTS IN METROPOLITAN TORONTO, BY SOURCE OF FINANCING, NHA AND OTHER, 1951 - 1961

Year	N. H. A.				Non-NHA	All
	Limited Dividend	Federal Provincial	Other	Total	Total	Starts
1951	-	-	4,448	4,448	5,101	9,549
1952	128	-	5,480	5,608	4,127	9,735
1953	-	-	5,908	5,908	5,635	11,543
1954	-	-	11,702	11,702	8,781	20,483
1955	300	-	12,472	12,772	6,850	19,622
1956	128	714	6,309	7,151	9,727	16,878
1957	176	582	8,250	9,008	8,105	17,113
1958	1,584	269	15,064	16,917	7,384	24,301
1959	2,643	210	6,924	9,777	8,997	18,774
1960	548	-	5,614	6,162	8,018	14,180
1961	2,330	188	10,366	12,884	4,634	17,518

Source. C.M.H.C.

Source of Financing

Of the 17,518 dwellings started in Metropolitan Toronto in 1961, 12,884 were financed under the National Housing Act, (Table 6 and Figure 10). This was 74 percent of the total, compared to 44 percent in 1960 and 57 percent for the 1951-1961 period as a whole. One unusual feature of the pattern of financing in Toronto in 1961 was the exceptional number of rental dwellings financed by Approved Lenders under NHA.

In addition to the rental dwellings financed by Approved Lenders under NHA or by conventional loans, there were 2,330 low-rental dwellings started in Toronto in 1961 which were financed by means of limited-dividend loans under the National Housing Act. The record year for starts of dwellings financed in this was 1959, with a total of 2,643 dwelling units.

So far as single-family dwellings were concerned, 1961 saw a significant increase in the activity of those speculative builders operating on a large scale, (Table 7). Of NHA-financed houses built on a speculative basis in the Toronto area in 1961, 38 percent were built by builders

TABLE 7. SIZE OF NHA OPERATIONS OF BUILDERS OBTAINING NHA LOANS IN SCARBOROUGH AND TORONTO CMHC FIELD OFFICES, 1960 and 1961

Number of Units Financed By NHA Loans	Builders				Units			
	Number		Percent		Number		Percent	
	1960	1961	1960	1961	1960	1961	1960	1961
1 - 2	118	66	35.1	17.5	208	99	6.2	1.6
3 - 5	69	62	20.5	16.4	295	259	8.8	4.2
6 - 10	67	84	20.0	22.2	550	653	16.4	10.6
11 - 15	26	63	7.7	16.7	326	786	9.7	12.7
16 - 25	27	41	8.0	10.8	529	825	15.8	13.4
26 - 50	21	36	6.3	9.5	730	1,191	21.8	19.3
51 - 100	6	20	1.8	5.3	408	1,411	12.2	22.8
101 or more	2	6	0.6	1.6	303	952	9.1	15.4
Total Units	336	378	100.0	100.0	3,349	6,176	100.0	100.0

Source: C.M.H.C.

TABLE 8. NEW RESIDENTIAL REGISTERED PLANS IN THE METROPOLITAN TORONTO PLANNING AREA, 1955 - 1961

Area	1955	1956	1957	1958	1959	1960	1961
Metropolitan Toronto							
No. of Plans	142	196	63	107	91	70	62
No. of Lots	10,907	12,142	2,687	11,142	8,032	3,963	4,208
Percent of total	82.5%	83.1%	67.9%	90.3%	86.5%	46.0%	82.3%
City and Inner Nine							
No. of Plans	5	9	2	8	1	2	0
No. of Lots	207	188	103	150	14	66	0
Percent of total	1.5%	1.3%	2.6%	1.2%	0.2%	0.8%	-
Etobicoke							
No. of Plans	39	52	16	20	34	21	26
No. of Lots	2.800	4,931	377	2,067	2,922	1,761	1,286
Percent of total	21.2%	33.8%	9.5%	16.8%	31.5%	20.4%	25.1%
North York							
No. of Plans	48	69	22	41	27	31	20
No. of Lots	3,898	2,855	973	4,866	3,038	1,204	2,361
Percent of total	29.5%	19.5%	24.6%	39.4%	32.7%	14.0%	46.2%
Scarborough							
No. of Plans	50	66	23	38	29	16	16
No. of Lots	4,002	4,168	1,234	4,059	2,058	932	561
Percent of total	30.3%	28.5%	31.2%	32.9%	22.1%	10.8%	11.0%
Fringe Area							
No. of Plans	31	47	24	22	20	29	19
No. of Lots	2,317	2,467	1,270	1,200	1,257	4,654	938
Percent of total	17.5%	16.9%	32.1%	9.7%	13.5%	54.0%	18.3%
Planning Area							
No. of Plans	173	243	87	129	111	99	81
No. of Lots	13,224	14,609	3,967	12,342	9,289	8,617	5,116
Percent of total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Semi-detached lots are counted as two lots; apartment building lots are not included.

Source: C.M.H.C.

starting at least 50 houses in the course of the year. In 1960, the corresponding proportion was 21 percent.

RESIDENTIAL SUBDIVISIONS

During 1961, 81 subdivision plans with 5,116 single and semi-detached residential lots were registered within the Metropolitan Toronto Planning Area. This is the smallest number of plans and the second smallest number of lots registered in any year since 1954. All these plans were in the three large Metro suburbs and the fringe area, with the fringe containing only 18 percent of the lots; this was in sharp contrast with 1960 when the fringe accounted for 54 percent of the newly registered lots, but in line with the 1955 - 1961 fringe average of 21 percent, (Table 8).

The 5,116 new lots fell short of the nearly 8,000 lots taken up by single and semi-detached dwellings started in 1961, with a resulting depletion of the reserve on hand.

TABLE 9. ONE AND TWO.FAMILY DWELLINGS, NEWLY COMPLETED, OCCUPIED AND UNOCCUPIED IN METROPOLITAN TORONTO 1954 - 1961

Year	Dwellings Newly Completed During Yr.	Dwellings Newly Occupied During Yr.	Dwellings Newly-Completed during year or before and unoccupied by end of year — Number — Total	Etobicoke	North York	Scarborough	Other Mun.	Average No. Of Months Unoccupied
1954	9,730	9,399	360	*	*	*	*	3.0
1955	14,227	13,687	900	*	*	*	*	2.7
1956	12,376	11,838	1,438	*	*	*	*	2.9
1957	7,918	8,210	1,146	*	*	*	*	4.7
1958	11,296	11,472	970	277	466	217	10	3.3
1959	8,624	8,511	1,083	308	322	444	9	2.8
1960	6,644	6,395	1,332	270	728	310	24	4.4
1961	5,795	6,285	842	376	314	142	10	4.9

* Not available.

Source: C.M.H.C.

HOUSING DEMAND

Home-Ownership Market

The declining trend in starts of dwellings for owner-occupancy over the past few years, and the relatively weak improvement in 1961, presumably reflected similar trends in the demand for these dwellings.

The inventory of newly completed but unoccupied one and two-family dwellings declined from 1,332 at the beginning of 1961 to 842 at the year end, (Table 9). Although this was the smallest inventory, in absolute terms, for a number of years it still equalled over 14 percent of 1961 one and two-family dwelling completions. Comparable percentages for the years 1956 to 1960 range from 9 to 20 percent, indicating that the 1961 inventory was in line with that of recent years.

The apparent change in the relationship between the supply of and demand for dwellings for owner-occupancy may have had an effect on the prices of existing dwellings, but precise data is not available. However, it seems likely

TABLE 10. PERCENT DISTRIBUTION OF FHA SINGLE-FAMILY DWELLINGS BY SALE PRICE RANGES, METROPOLITAN TORONTO, 1955 - 1961

Sale Price $	1955	1956	1957	1958	1959	1960	1961
Under - 10,000	*	-	-	-	-	-	-
10,000 - 10,999	13.2	2.4	-	-	-	-	-
11,000 - 11,999	4.8	4.5	0.6	-	-	-	*
12,000 - 12,999	10.4	10.0	6.0	2.6	*	0.1	0.2
13,000 - 13,999	23.5	12.0	4.9	1.1	0.1	1.8	2.1
14,000 - 14,999	20.8	18.5	12.2	21.2	7.1	8.5	11.9
15,000 - 15,999	12.8	17.1	22.2	34.2	30.9	26.3	26.6
16,000 - 16,999	9.8	13.5	14.2	17.6	25.3	24.8	24.5
17,000 - 17,999	4.1	10.5	16.0	8.0	11.4	14.7	12.6
18,000 - 18,999	-	6.2	13.3	7.8	8.6	9.5	10.8
19,000 or over	0.6	5.3	10.6	7.5	16.6	14.3	11.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Number of Units	9,838	7,923	4,633	5,384	6,327	3,123	2,993
Average Sale Price	$13,908	$15,308	$16,532	$16,186	$17,040	$16,983	$16,790

* Less than 0.1 percent.

Source: C.M.H.C.

TABLE 11. CHARACTERISTICS OF NHA BORROWERS AND NHA HOUSES IN THE TORONTO AREA 1960 and 1961

Characteristics	1960	1961
NHA Borrowers (1)		
Annual Incomes		
Under - $4,000	2.6%	1.5%
$4,000 - $4,999	27.5%	22.5%
$5,000 - $5,999	30.8%	36.6%
$6,000 - $7,999	28.2%	29.1%
$8,000 or over	10.9%	10.3%
Total	100.0%	100.0%
Average	$5,913	$5,968
Average Age	33.5 years	33.9 years
Average Number of Children	1.4	1.5
Previous Tenure		
Owners	34.4%	26.9%
Tenants	65.6%	73.1%
Total	100.0%	100.0%
NHA Houses (2)		
Types of Single-Detached Dwellings		
Bungalows	63.9%	58.1%
1½-Storey	0.1%	0.5%
2-Storey	4.9%	9.1%
Split-Level	31.1%	32.3%
Total	100.0%	100.0%
Characteristics of Bungalows		
Average Floor Area	1,178 sq.ft.	1,194 sq.ft.
Average Estimated Costs (3)		
Land	$ 5,075	$ 5,101
Construction	$11,627	$11,558
Other	$ 390	$ 379
Total	$17,092	$17,038
Construction Cost per Sq. Ft.	$ 9.87	$ 9.68

(1) Metropolitan Toronto
(2) Scarborough and Toronto CMHC Field Offices
(3) Excludes mortgage insurance fee.

Source: C.M.H.C.

that owners of existing dwellings have been finding it more difficult to dispose of those dwellings at terms as advantageous as those of earlier years. There has also been a very small decline in the average price of new houses as shown on Table 10.

This development has contributed to a decline in the number of owners of existing dwellings disposing of those dwellings to purchase new ones. In 1961, only 27 percent of the purchasers of new NHA houses had owned their previous dwelling, compared to nearly 35 percent in 1960.

The average income of purchasers of new NHA houses in 1961 was $5,968, up slightly from $5,913 in 1960, (Table 11). Less than 2 percent of these purchasers had incomes under $4,000.

Rental Market

In the years since 1955 some 50,000 apartment and other multiple dwellings have been added to the dwelling stock in Metropolitan Toronto. In 1961, 7,165 of these units were completed and the majority of these were occupied shortly after

TABLE 12. APARTMENT AND OTHER MULTIPLE DWELLINGS, NEWLY-COMPLETED AND UNOCCUPIED, METROPOLITAN TORONTO, 1959 - 1961

Month	1959		1960		1961	
	Dwelling Units Completed in Month	(1) Dwelling Units Unoccupied At end of Month	Dwelling Units Completed in Month	(1) Dwelling Units Unoccupied At end of Month	Dwelling Units Completed in Month	(1) Dwelling Units Unoccupied At end of Month
January	382	859	506	515	834	576
February	230	775	766	702	279	484
March	821	657	455	596	403	429
April	333	383	901	428	247	388
May	1,342	303	963	420	510	486
June	1,129	537	632	462	920	521
July	533	540	482	508	1,002	581
August	1,179	399	523	459	679	499
September	874	602	700	444	884	505
October	914	601	200	312	320	349
November	1,331	666	2,118	685	525	273
December	482	550	776	577	562	169

(1) Dwelling units completed and unoccupied for six months or less.

Source: C.M.H.C.

completion. This ready absorption of new apartment dwellings has been a characteristic of Toronto over the three years for which such data are available, (Table 12). In varying degrees it has been true of other Canadian - American cities also. Vacancies, resulting from increases in the dwelling stock in excess of the growth in demand, have occurred largely in other-than-new rental accommodation. In Toronto the February vacancy rate in apartments completed for six months or more, increased from 5.1 percent in 1960, to 6.8 percent in 1961 and to 7.2 percent in 1962, while the February vacancy rate in apartments completed during the previous six months fell from 14.3 percent in 1960 to 14.1 percent in 1961 and to 7.8 percent in 1962. These vacancy rates do not take account of limited-dividend or publicly-owned housing in which vacancies have been negligible; were these included, the foregoing vacancy rates would be lower. The 1962 vacancy rate in apartments completed six months or more for example, would be reduced from 7.2 percent to 6.6 percent.

To some extent this acceptance of the newest apartments at the expense of existing accommodation probably reflects a demand for the better quality accommodation and extra features which many of the new apartments are offering;

it may also reflect more competitive rental rates in some of the new apartment buildings, as the owners strive to achieve full occupancy.

While there is no evidence of market saturation in the area as a whole (though it is evident in particular local situations), a substantial number of apartment dwellings are now under construction and expected to be completed in 1962. At the end of 1961 there were close to 12,000 apartment and other multiple units under construction, compared to 7,700 the year before. Some more or less severe strains are bound to be felt in the rental market as these dwellings are completed and come onto the market in 1962, and it is to be expected that the vacancy rate will be pushed still higher. In this connection it should be noted that the Federal Minister of Public Works recently indicated that C.M.H.C. had decided to screen NHA rental applications in Metropolitan Toronto in order to limit new NHA apartments to those for which adequate demand was to be expected. This could result in a decline in starts of dwellings of this type in 1962.

It should be noted that despite the great expansion in apartment building in Metropolitan Toronto in the second half of the 1950's, the overall rental dwelling stock is still

TABLE 13. POPULATION GROWTH IN TORONTO CENSUS METROPOLITAN AREA BY MUNICIPALITY, 1951, 1956, 1961

Area	1951	1956	1961	Percent Change 1951 - 1961
Metropolitan Toronto	1,117,470	1,358,028	1,618,787	+ 44.9
City of Toronto	675,754	667,706	672,407	- 0.5
Long Branch	8,727	10,249	11,039	+ 26.5
New Toronto	11,194	11,560	13,384	+ 19.6
Mimico	11,342	13,687	18,212	+ 60.6
Swansea	8,072	8,595	9,628	+ 19.3
Weston	8,677	9,543	9,715	+ 12.0
York	101,582	117,553	129,645	+ 27.6
Forest Hill	15,305	19,480	20,489	+ 33.9
Leaside	16,233	16,538	18,579	+ 14.5
East York	64,616	69,642	72,409	+ 12.1
Etobicoke	53,779	103,621	156,035	+ 190.1
North York	85,897	170,110	269,959	+ 214.3
Scarborough	56,292	139,744	217,286	+ 286.0
Fringe Area	77,998	117,783	159,069	+ 103.9
Toronto Twp.	30,457	47,053	62,616	+ 105.6
Port Credit	3,643	6,350	7,203	+ 97.7
Streetsville	1,139	2,648	5,056	+ 343.9
Toronto Gore Twp.	665	974	(1) 1,113	+ 67.4
Vaughan	9,766	13,843	16,701	+ 71.0
Woodbridge	1,699	1,958	2,315	+ 36.3
Richmond Hill	2,164	6,677	16,446	+ 660.0
Markham Twp.	10,625	12,470	13,426	+ 26.4
Markham Village	1,606	2,873	4,294	+ 167.4
Stouffville	1,695	2,307	3,188	+ 88.1
Pickering Twp.	10,371	13,797	17,201	+ 65.9
Pickering Village	*	1,150	1,755	*
Ajax	4,168	5,683	7,755	+ 86.1
Metropolitan Toronto Planning Area	1,195,468	1,475,811	1,777,856	+ 48.7
Other Areas in Toronto Census Metropolitan Area	17,479	27,416	47,738	+ 172.8
Milton	2,451	4,294	5,629	+ 129.7
Oakville (2)	15,028	23,122	42,109	+ 180.2
Toronto Census Metropolitan Area (3)	1,212,282	1,502,253	1,824,481	+ 50.5

* Data not available

(1) Preliminary Census figure

(2) Oakville - Trafalgar figures combined

(3) Excludes Toronto Gore Twp.

Source: Census of Canada

estimated to represent less than one third of the total stock. This is below the estimated proportion for a number of American cities of similar size and of course substantially below the proportion in Montreal, where the rental dwellings represent about three-quarters of the total dwelling stock. Presumably further increases can be expected in the proportion of Metropolitan Toronto's dwelling stock that is rented rather than owned.

HOUSING STOCK IN RELATION TO POPULATION

The population of Metropolitan Toronto has increased by 500,000 persons, or 45 percent, between 1951 and 1961, (Table 13). During the same period 160,000 new dwellings have been completed, which after allowing for demolitions and other losses to the existing stock should represent a net gain of at least 150,000 dwellings, or an increase of 55 percent over the 1951 stock of 273,000 units.

This relatively greater growth in the housing stock has reduced the overall ratio of population to dwelling

units from 4.1 persons per unit in 1951 to about 3.8 persons per unit in 1961, * which is a significant trend during such a period of rapid population growth.

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* These ratios are higher than the Census "persons per dwelling" figures because the latter exclude "collective dwellings" which have a high average number of occupants per dwelling.

TABLE 14. DWELLING STARTS BY TYPE OF DWELLING, BY MUNICIPALITY, METROPOLITAN TORONTO, 1951 - 1961

Type of Dwelling by Municipality	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961
Metropolitan Toronto	9,549	9,735	11,543	20,483	19,622	16,878	17,113	24,301	18,774	14,180	17,518
One Family	7,276	6,105	5,757	10,827	12,800	9,820	7,760	9,934	6,839	4,145	4,234
Two Family	184	122	216	160	2,076	1,099	1,362	1,558	1,483	1,400	1,585
Three or More	2,089	3,508	5,570	9,496	4,746	5,959	7,991	12,809	10,452	8,635	11,699
City of Toronto	648	820	1,172	3,736	2,720	3,520	4,034	3,666	3,084	1,753	2,325
One Family	148	97	184	14	488	699	302	222	33	16	58
Two Family	48	64	16	44	20	46	-	8	18	63	30
Three or More	452	659	972	3,678	2,212	2,775	3,732	3,436	3,033	1,674	2,237
Nine Inner Suburbs	1,670	1,790	2,315	2,602	1,708	1,903	2,406	4,473	3,788	2,214	1,794
One Family	940	668	541	390	259	264	129	62	78	80	50
Two Family	104	18	98	46	344	210	270	298	120	125	75
Three or More	626	1,104	1,676	2,166	1,105	1,429	2,007	4,113	3,590	2,009	1,669
Long Branch	48	16	11	214	171	259	162	82	68	91	65
One Family	42	16	11	43	28	10	8	4	5	10	5
Two Family	6	-	-	-	6	59	10	10	16	18	8
Three or More	-	-	-	171	137	190	144	68	47	63	52
New Toronto	36	19	8	84	38	59	258	598	125	12	10
One Family	28	3	2	9	17	7	11	5	-	1	1
Two Family	2	2	-	-	-	10	24	8	2	2	-
Three or More	6	14	6	75	21	42	223	585	123	9	9
Mimico	230	86	239	218	87	113	353	618	694	365	289
One Family	40	12	15	49	26	33	39	4	7	13	5
Two Family	2	-	8	4	2	20	34	12	4	2	6
Three or More	188	74	216	165	59	60	280	602	683	350	278
Swansea	74	8	33	16	32	182	122	160	201	13	15
One Family	52	8	25	16	24	11	3	11	15	1	7
Two Family	-	-	-	-	8	51	22	22	2	12	4
Three or More	22	-	8	-	-	120	97	127	184	-	4
Weston	23	9	63	161	10	12	85	61	189	152	233
One Family	20	9	15	6	8	12	4	-	3	2	-
Two Family	2	-	-	2	2	-	6	-	18	-	-
Three or More	1	-	48	153	-	-	75	61	168	150	233

TABLE 14. DWELLING STARTS BY TYPE OF DWELLING, BY MUNICIPALITY, METROPOLITAN TORONTO, 1951 - 1961

Type of Dwelling by Municipality	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961
York	456	601	945	854	1,164	697	934	1,483	579	406	387
One Family	296	264	165	72	43	39	31	19	11	43	23
Two Family	72	16	88	40	312	64	174	242	36	91	57
Three or More	88	321	692	742	809	594	729	1,222	532	272	307
Forest Hill	209	454	283	518	56	161	115	298	238	332	486
One Family	103	62	57	40	50	106	17	7	6	5	2
Two Family	-	-	-	-	-	-	-	-	-	-	-
Three or More	106	392	226	478	6	55	98	291	232	327	484
Leaside	45	84	131	227	52	9	105	367	279	268	140
One Family	41	9	2	-	-	9	-	-	-	-	-
Two Family	4	-	-	-	-	-	-	-	-	-	-
Three or More	-	75	129	227	52	-	105	367	279	268	140
East York	549	513	602	310	98	411	272	806	1,415	575	169
One Family	318	285	249	155	63	37	16	12	31	5	7
Two Family	16	-	2	-	14	6	-	4	42	-	-
Three or More	215	228	351	155	21	368	256	790	1,342	570	162
Three Outer Suburbs	7,231	7,125	8,056	14,145	15,194	11,455	10,673	16,162	11,902	10,213	13,399
One Family	6,188	5,340	5,032	10,423	12,073	8,863	7,329	9,650	6,728	4,049	4,126
Two Family	32	40	102	70	1,692	837	1,092	1,252	1,345	1,212	1,480
Three or More	1,011	1,745	2,922	3,652	1,429	1,755	2,252	5,260	3,829	4,952	7,793
Etobicoke	2,434	1,967	2,360	3,737	2,740	3,082	2,457	4,160	3,231	2,303	3,079
One Family	1,731	1,484	1,116	2,913	2,352	2,733	2,234	3,202	2,191	1,753	1,564
Two Family	18	6	60	-	86	102	76	92	293	99	274
Three or More	685	477	1,184	824	302	247	147	866	747	451	1,241
North York	3,346	2,578	2,851	3,941	4,393	2,955	3,631	6,861	4,580	5,217	5,951
One Family	3,220	1,882	1,742	1,845	2,971	1,733	1,256	2,173	1,749	1,271	808
Two Family	8	2	16	14	432	193	376	1,064	965	986	1,173
Three or More	118	694	1,093	2,082	990	1,029	1,999	3,624	1,866	2,960	3,970
Scarborough	1,451	2,580	2,845	6,467	8,061	5,418	4,585	5,141	4,091	2,693	4,369
One Family	1,237	1,974	2,174	5,665	6,750	4,397	3,839	4,275	2,788	1,025	1,754
Two Family	6	32	26	56	1,174	542	640	96	87	127	33
Three or More	208	574	645	746	137	479	106	770	1,216	1,541	2,582

Source: C.M.H.C.

TABLE 15. DWELLING COMPLETIONS BY TYPE OF DWELLING, BY MUNICIPALITY, METROPOLITAN TORONTO, 1951 - 1961

Type of Dwelling by Municipality	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961
Metropolitan Toronto	13,026	9,576	9,460	16,252	22,277	17,943	14,719	23,125	18,364	15,666	12,960
One Family	10,423	6,662	5,295	9,604	12,987	10,804	6,984	9,652	7,386	5,294	4,360
Two Family	152	138	192	126	1,240	1,572	934	1,644	1,238	1,350	1,435
Three or More	2,451	2,776	3,973	6,522	8,050	5,567	6,801	11,829	9,740	9,022	7,165
City of Toronto	587	653	973	827	3,877	2,944	3,172	5,430	3,049	2,765	2,002
One Family	145	135	110	182	78	16	83	380	25	18	49
Two Family	24	64	24	18	48	50	12	12	-	60	31
Three or More	418	454	839	627	3,751	2,878	3,077	5,038	3,024	2,687	1,922
Nine Inner Suburbs	2,498	1,781	2,008	2,418	2,301	1,615	2,290	3,340	3,234	3,143	1,602
One Family	1,376	711	716	456	267	181	165	100	63	59	61
Two Family	110	44	80	36	246	228	220	274	203	119	78
Three or More	1,012	1,026	1,212	1,926	1,788	1,206	1,905	2,966	2,968	2,965	1,463
Long Branch	58	21	29	72	240	164	313	72	88	71	45
One Family	52	17	29	31	42	15	9	3	4	6	9
Two Family	6	4	-	-	2	18	20	8	12	22	8
Three or More	-	-	-	41	196	131	284	61	72	43	28
New Toronto	26	23	27	14	28	50	185	509	246	72	11
One Family	20	19	7	5	16	10	12	29	-	-	2
Two Family	-	4	-	-	-	10	12	20	-	4	-
Three or More	6	-	20	9	12	30	161	460	246	68	9
Mimico	379	184	137	122	252	133	130	561	565	642	214
One Family	39	18	23	41	37	26	48	11	10	10	7
Two Family	-	2	4	-	8	6	28	16	6	2	2
Three or More	340	164	110	81	207	101	54	534	549	630	205
Swansea	78	29	25	32	16	86	142	214	81	171	13
One Family	72	13	17	32	16	18	10	5	12	8	7
Two Family	-	-	-	-	-	10	20	12	16	8	6
Three or More	6	16	8	-	-	58	112	197	53	155	-
Weston	62	15	6	118	118	5	19	134	77	127	9
One Family	39	9	6	20	11	5	7	4	3	1	1
Two Family	8	6	-	-	4	-	6	-	2	16	-
Three or More	15	-	-	98	103	-	6	130	72	110	8

TABLE 15. DWELLING COMPLETIONS BY TYPE OF DWELLING, BY MUNICIPALITY, METROPOLITAN TORONTO, 1951 - 1961

Type of Dwelling by Municipality	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961
York Twp.	658	621	640	1,143	1,014	823	891	1,521	701	413	423
One Family	317	285	228	122	67	30	47	18	14	20	31
Two Family	50	28	74	36	226	170	134	218	109	65	62
Three or More	291	308	338	985	721	623	710	1,285	578	328	330
Forest Hill	283	370	289	329	426	32	193	14	280	348	213
One Family	127	84	60	63	48	32	16	14	4	8	2
Two Family	-	-	-	-	-	-	-	-	-	-	-
Three or More	156	286	229	266	378	-	177	-	276	340	211
Leaside	204	50	76	263	115	16	105	-	367	279	263
One Family	90	15	6	-	-	10	-	-	-	-	-
Two Family	18	-	-	-	-	-	-	-	-	-	-
Three or More	96	35	70	263	115	6	105	-	367	279	263
East York	750	468	779	325	92	306	312	315	829	1,020	411
One Family	620	251	340	142	30	35	16	16	16	6	2
Two Family	28	-	2	-	6	14	-	-	58	2	-
Three or More	102	217	437	183	56	257	296	299	755	1,012	409
Three Outer Suburbs	9,941	7,142	6,479	13,007	16,099	13,384	9,257	14,355	12,081	9,758	9,356
One Family	8,902	5,816	4,469	8,966	12,642	10,607	6,736	9,172	7,298	5,217	4,250
Two Family	18	30	88	72	946	1,294	702	1,358	1,035	1,171	1,326
Three or More	1,021	1,296	1,922	3,969	2,511	1,483	1,819	3,825	3,748	3,370	3,780
Etobicoke	2,839	2,255	1,798	3,099	3,766	2,787	2,549	4,121	2,805	2,373	2,319
One Family	2,357	1,529	1,138	1,971	3,161	2,398	2,263	3,461	2,063	1,552	1,672
Two Family	12	10	56	2	32	122	76	84	159	136	222
Three or More	470	716	604	1,126	573	267	210	576	583	685	425
North York	5,400	2,947	2,225	3,831	4,404	3,425	3,279	5,366	5,246	4,365	4,173
One Family	4,978	2,693	1,513	1,977	2,627	2,481	1,648	1,605	1,937	1,971	1,012
Two Family	2	2	4	14	222	200	164	968	766	892	1,036
Three or More	420	252	708	1,840	1,555	744	1,467	2,793	2,543	1,502	2,125
Scarborough	1,702	1,940	2,456	6,077	7,929	7,172	3,429	4,868	4,030	3,020	2,864
One Family	1,567	1,594	1,818	5,018	6,854	5,728	2,825	4,106	3,298	1,694	1,566
Two Family	4	18	28	56	692	972	462	306	110	143	68
Three or More	131	328	610	1,003	383	472	142	456	622	1,183	1,230

Source: C.M.H.C.

TABLE 16. DWELLING STARTS IN THE FRINGE AREA, BY MUNICIPALITY 1954 - 1961

Municipality	1954	1955	1956	1957	1958	1959	1960	1961
Toronto Twp.	638	830	628	866	1,290	1,063	747	1,140
Streetsville	75	152	277	133	112	55	17	14
Port Credit	265	56	48	97	67	20	15	55
Toronto Gore Twp.	x	x	x	x	2	10	9	6
Vaughan Twp.	38	50	127	57	28	182	113	89
Woodbridge	12	52	8	10	3	5	4	1
Richmond Hill	67	597	334	486	341	246	50	51
Markham Twp.	x	x	65	68	111	67	158	208
Markham Village	x	x	43	114	85	48	37	115
Stouffville	x	x	x	38	70	63	13	10
Pickering Twp.	x	x	x	x	238	119	216	556
Pickering Village	x	x	x	x	23	20	12	6
Ajax	x	3	-	327	1	1	6	19
Total Fringe Area	1,095	1,740	1,530	2,196	2,371	1,899	1,397	2,270
Total Planning Area	21,578	21,362	18,408	19,309	26,672	20,673	15,577	19,788

x Data not available. Source: C.M.H.C.

TABLE 17. DWELLING COMPLETIONS IN THE FRINGE AREA, BY MUNICIPALITY 1954 - 1961

Municipality	1954	1955	1956	1957	1958	1959	1960	1961(1)
Toronto Twp.	745	811	669	680	1,170	1,030	793	902
Streetsville	25	96	273	192	149	39	25	27
Port Credit	296	118	36	96	62	38	19	10
Toronto Gore Twp.	x	x	x	x	2	5	7	-
Vaughan Twp.	82	47	84	52	63	101	121	82
Woodbridge	16	51	10	6	7	4	4	4
Richmond Hill	13	241	483	344	556	271	139	78
Markham Twp.	x	x	37	68	105	56	59	261
Markham Village	x	x	44	105	95	61	39	94
Stouffville	x	x	x	8	47	86	22	22
Pickering Twp.	x	x	x	x	121	173	100	567
Pickering Village	x	x	x	x	35	13	10	10
Ajax	x	-	3	234	139	1	-	17
Total Fringe Area	1,177	1,364	1,639	1,785	2,551	1,878	1,338	2,074
Total Planning Area	17,429	23,641	19,582	16,504	25,676	20,242	17,004	15,034

x Data not available. Source: C.M.H.C.

(1) Preliminary figures.